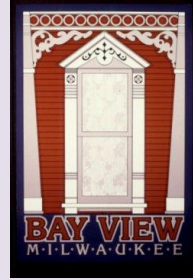
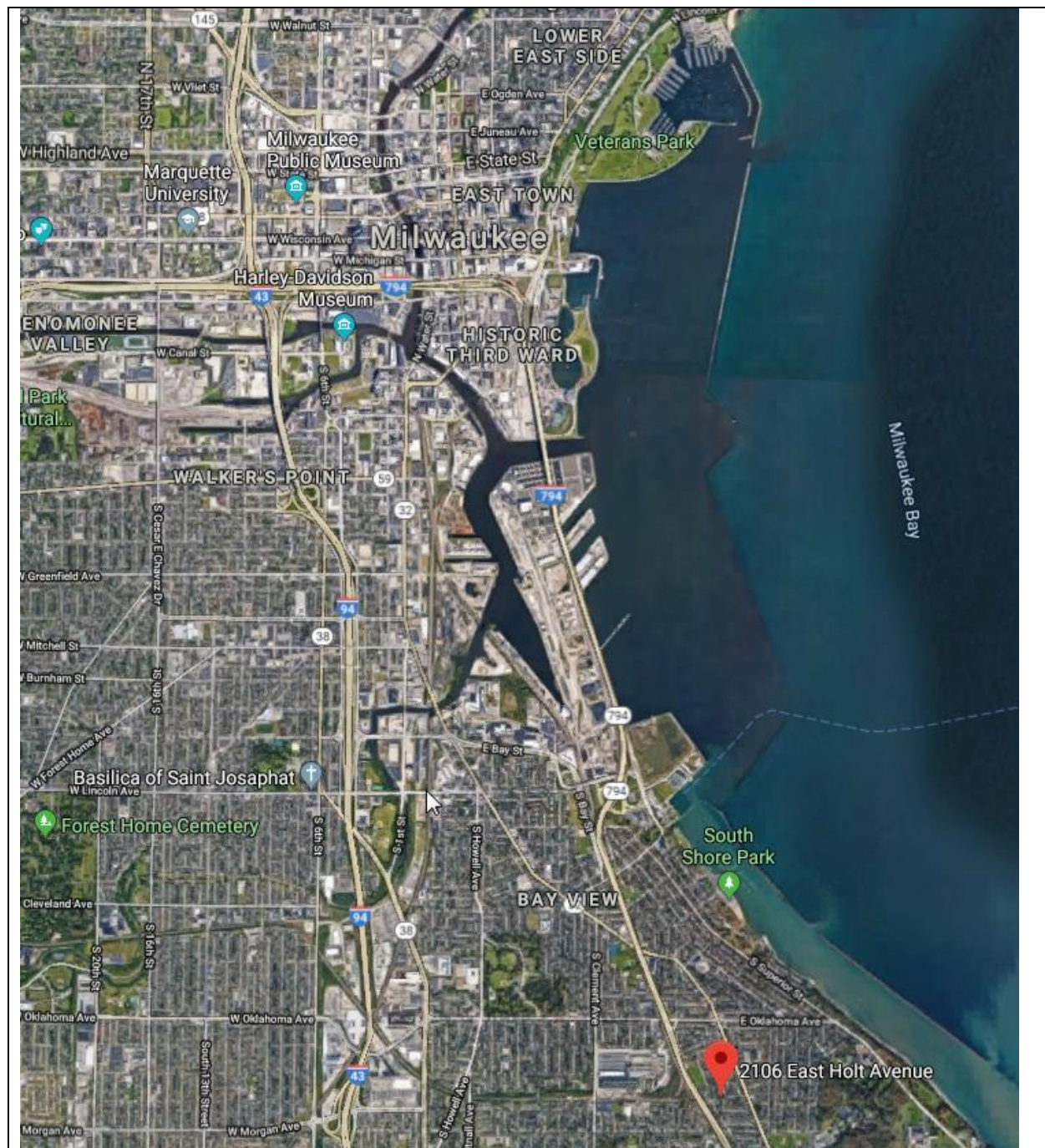




New Home Construction Opportunity 2106 East Holt Avenue Bayview Neighborhood



The Department of City Development (“DCD”) is seeking bids for the purchase and development of a residential property. The location provides proximity to transit, highways and all of Bayview’s amenities. This site is available for single family, owner-occupied, new home construction only. Buyer must raze existing structure.





PROPERTY INFORMATION AND HOUSE DESIGN REQUIREMENTS

- Asking Price is \$22,500.00
- Lot is 68' x 120' 8,160 Square Feet,
- Zoned RS6, No survey available
- House design may be traditional or modern.
- House size: minimum 44 feet wide, 25 feet tall. House must be set back a minimum of 3.5 feet from property lines and 5 feet from adjacent homes. Main façade and entrance must face Holt. House design must be approved by the Department of City Development.
- Parking and garage allowed at rear of lot

See milwaukee.gov/FeaturedHomeBuildingSites for sale procedures and offer form.

Submitted offers must include:

- Completed offer to purchase form.
- Evidence of equity and/or financing in the amount equal to the estimated demolition, construction costs and Purchase Price. If financing, buyer must submit a pre-qualification letter from a regulated financial institution.

Offers are due on October 30, 2019.

- Property is listed with City's Broker, Jason Scott Realty (JSRM.net, 414-467-8665). Buyer broker or buyer (if there is no Buyer Broker) must submit offer to the listing broker who shall submit it to the City
- Offers will be ranked and accepted based on the total of; offer price for lot purchase and investment in new home construction.

Closing Contingencies. Closing by Seller is contingent on:

- Buyer applying for a building permit for a DCD-approved design and site plan from the City of Milwaukee Development Center. Final plans submitted for the building permit must match approved preliminary design pursuant to Section 4 and to the zoning and building codes or the Seller may cancel this Agreement and retain the Earnest Money as liquidated damages. Buyer is solely responsible for making timely application for a building permit (Seller recommends that the permit application be made at least 30 days prior to the expected closing date to allow adequate time for plan review). Seller shall not be responsible for any delays approving final plans caused by Buyer's submittal of final plans that do not conform to Residential Design Standards or pre-approved plans;
- Buyer submission to Seller of a fully executed final construction contract with a licensed contractor showing existing structure and foundation to be demolished within 90 days and construction to be completed within one year following closing; and
- Submission to Seller of a firm financing commitment without contingencies and/or evidence of equity that shows adequate funds to complete construction in the submitted contract.
- No violation of City General Buyer Policies by Buyer.

Note that the 500+ letters are not applicable to this property offering.

Buyer must be compliant with City Buyer Policies at the time of offer submittal and at closing.
Offers to Purchase will be rejected from any party (as an individual or as part of an entity) who:

- Is delinquent in the payment of any property tax, special assessment, special charge or special tax to the City of Milwaukee.
- Has outstanding judgments from the City or if the City acquired property tax-foreclosure judgment.
- Has outstanding health or building code violations or orders from the City's Health Department or Department of Neighborhood Services that are not actively being abated.
- Has been convicted of violating an order of the health department or department of neighborhood services within the past year.
- Owned property in the city that, at any time within the past 5 years, the city acquired by means of property-tax foreclosure. Applies to any ownership group or LLC of which any prospective buyer has been a member.

Contact: Yves LaPierre, Department of City Development
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Phone: 414-286-5762; Fax: 414-286-0395
Email: ylapie@milwaukee.gov

DCD believes that the data provided within this site is correct.

However, no warranty or guarantee, express or implied, is made with respect to its accuracy.